

OCT 21 1986

LAND USE

The Land Use Element is intended to designate the distribution and location of the various proposed uses of land in the general plan. State law requires that all of the elements must conform to the provisions of the Land Use Element and the City's zoning ordinances be consistent with the General Plan.

LAND USE CLASSIFICATIONS

Within the General Plan, land use has been classified into nine different categories. Within these classifications there are four residential, two commercial and three non development designations. These and the other three land use categories are listed with their respective acreages in Table II. The residential acreages by neighborhood are listed in Table III, with the neighborhoods illustrated in Figure 3. A brief description of each is presented here.

Flood Plain:

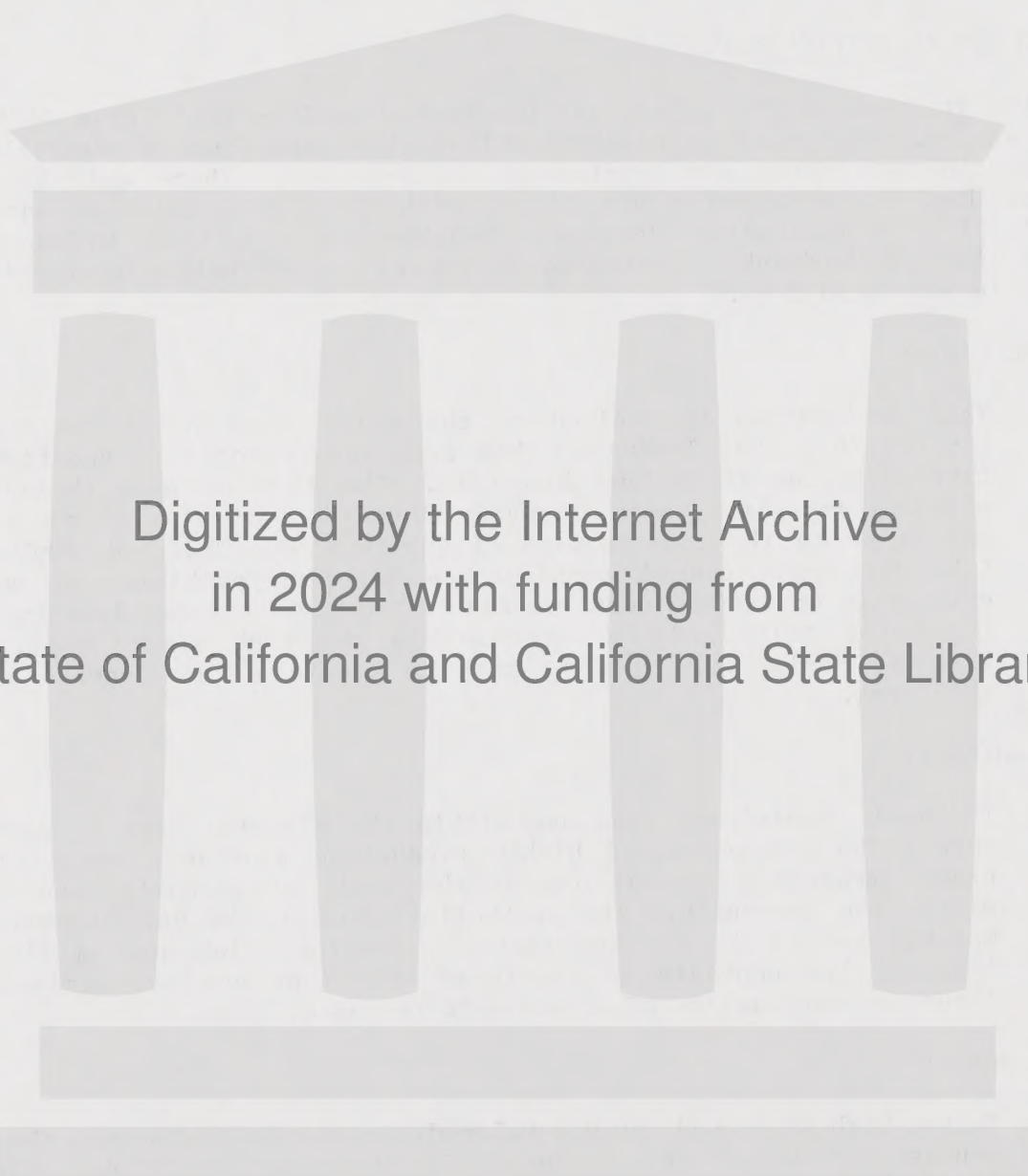
This designation is applied to the areas adjacent to the Russian River within the floodway. This area is subject to inundation and river overflow at various intervals. The river extends through the planning area from north to south along the east side of the valley and prior to the construction of Coyote Canyon Dam and ponding of Lake Mendocino caused considerable flooding problems. As gravel extraction operations continue the bottom level recedes lowering both the water table and the area within the high hazard zone. The Floodway designation must be kept to insure no development within this area.

Agriculture:

The most significant land use within the planning area is agriculture. The extensive and highly productive vineyards and pear and prune orchards represent one of the basis of economic development within the community. The aesthetic value to the valley cannot be matched and it is the key factor to making Ukiah such a liveable locale. The emphasis on retaining this land use is necessary to insure a continuation of an economic resource.

Open Space:

Parks, both developed and undeveloped, freeway buffer areas, the golf course and water are included in the open space designation. Although noted on the General Plan map, no actual statistical tabulation is presented for the freeway buffer areas. Also, only existing park acreage is tabulated, as precise acreages and locations of proposed parks are not specific at this time. The area of federal responsibility for Lake Mendocino is 3900 acres. Of that 1,670 acres is water surface. This area is utilized for water supply to both Mendocino and Sonoma counties, recreational pursuits, wildlife habitat and flood protection. It is the only area tabulated as "Water" because of the year round nature of its existence. The creeks, although illustrated as "Water" on the General Plan map, are seasonal and thus not calculated specifically in Table II.



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Hillside:

This designation is applied to the hill areas of both east and west extremities of the planning area. It is primarily an open space classification identifying aesthetic and water shed resources and the edge of urban/non-urban development intensity. Residential or other appropriate uses may be allowed within the area at a density commensurate with local environmental constraints and opportunities. Individual analysis of any proposal within this designation is required through the Planning Commission. An emphasis will be placed upon evaluation of a project's compatibility with the natural landscape and the impact upon services to be provided to the site by governmental agencies. The western hills, because of their steep terrain and rugged topography, will have a carrying capacity considerably less than eastern foothills.

Public:

This designation is applied to those areas which encompass primarily governmental activities required to meet community demands. Some of the facilities may have dual uses particularly schools where both educational and recreational opportunities are provided. Other facilities may appear as open space, but are not classified as such because of the definitions found in the Open Space-Conservation Element i.e. Sanitary Landfill, Airport, Sewage Treatment Plant and Fairgrounds. Some are clearly urban intensive type uses which are designated public only in response to ownership. The office type uses of the Courthouse and City Hall are very similar to adjacent uses but are not denoted as commercial or office. Other facilities not listed here, but included in this category are: Cemetery, County Low Gap Complex, Water Well Field and Junior College Site.

Industrial:

Areas adjacent to major transportation linkages and in proximity to existing industrial operation have been designated industrial. Utilization of the airport and railroad for service can be maximized for intensification of industrial output. This category is intended to encompass those uses with major needs for raw materials and easy transport, distance from residential noise constraints and sufficient land area for storage and expansion.

Commercial:

The Commercial classification has two categories, "General", and "Office". Further delineation for specific implications cannot be anticipated. Individual project analysis addressing appropriate location, site characteristics and land use compatibility will be

provided in the Planning Commission review of Site Development Permits. Residential uses may be allowed in commercial areas with City Council approval.

General-

This designation encompasses all business activities including retail and wholesale sales, restaurants, shopping centers, service establishments, motels and hotels, banks, service stations, theaters and other commercial recreation and offices. The intent is to identify, at a general scale, the areas for commercial development with specific uses determined through zoning of properties.

Office-

This designation identifies areas for professional office uses particularly medical, dental and health related facilities.

Residential:

The densities of the residential categories all refer to net acreage which is the area actually within the property lines of building sites and excludes the area used for schools, parks and streets. The intent of the density ranges is to designate the appropriate intensity of development within certain areas. Categorization of housing configuration is not addressed by the density ranges. Housing types are to be specified by the Zoning Ordinance. It is the intent of the General Plan to allow a mixture of housing types within areas of the same density classification. This can be implemented through the Planned Development zoning district. The zoning should address the housing type and relationship to the neighborhood. Actual project siting and architectural treatment would be determined by the Planning Commission during site development review. Limited commercial uses may be allowed in residential areas with City Council approval.

The Density Classifications are:

LOW, 1-5 DU/AC

MEDIUM LOW, 6-7 DU/AC

MEDIUM HIGH, 8-14 DU/AC

HIGH, 15-28 DU/AC

DENSITY BONUSES

Density bonuses for residential developments pursuant to Government Code Sections 65915-65918 (low and moderate income) shall be evaluated individually. These bonuses are determined on an individual basis, and appropriate measures can be incorporated into the project or planned for to mitigate significant effects.

TABLE II SUMMARY OF LAND USES IN GROSS ACRES

<u>LAND USE DESIGNATION</u>	<u>CITY ACREAGE</u>	<u>COUNTY ACREAGE</u>	<u>TOTAL ACREAGE</u>
Residential	1131	2930	4061
Low	53	2546	2599
Medium Low	864	331	1195
Medium High	133	14	147
High	81	39	120
Commercial	549	238	787
Office	51	40	91
General	498	198	696
Industrial	149	1078	1227
Public	467	306	773
Hillside	393	25,199	25,592
Agriculture	0	9,998	9,998
Open Space	127	2,032	2,159
Flood Plain	0	866	866
Water (Lake Mendocino)	0	1,670	1,670
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	2,816	44,317	47,133

TABLE III PROJECTED RESIDENTIAL ACREAGES BY NEIGHBORHOODS

<u>Neighborhood</u>	<u>Density</u>	<u>Gross Acreage</u>	
Rogina Heights (1)	Low	517	
	Med-Low	136	
Sulphur Creek	Low	235	
Vichy Springs	Low	485	
Deerwood	Low	426	
Howard Creek North	Low	117	
Lake Mendocino (2)	Low	395	
	Med-Low	15	
Oak Manor	Med-Low	53	
	Med-High	33	
	Low	34	
Low Gap	Med-Low	207	
	Med-High	15	
	Low	85	
Orr Creek	Med-Low	154	
	Med-High	23	
	High	48	
	Low	43	
Central	Med-Low	215	
	Med-High	28	
	High	30	
	Med-Low	290	
Doolan Creek	Med-High	44	
	High	33	
	Low	232	
Cleland (3)	Med-Low	125	
	Med-High	4	
	High	4	
York Estates	Low	30	
			NET (4)
TOTALS	Low	2599	1949
	Med-Low	1195	896
	Med-High	147	110
	High	120	90
	TOTAL	4061	3045

(1) Includes Talmage area

(2) Includes Calpella area

(3) Includes Boonville Road area

(4) Represents 75% of gross acres. Does not include local streets, parks, or elementary schools.

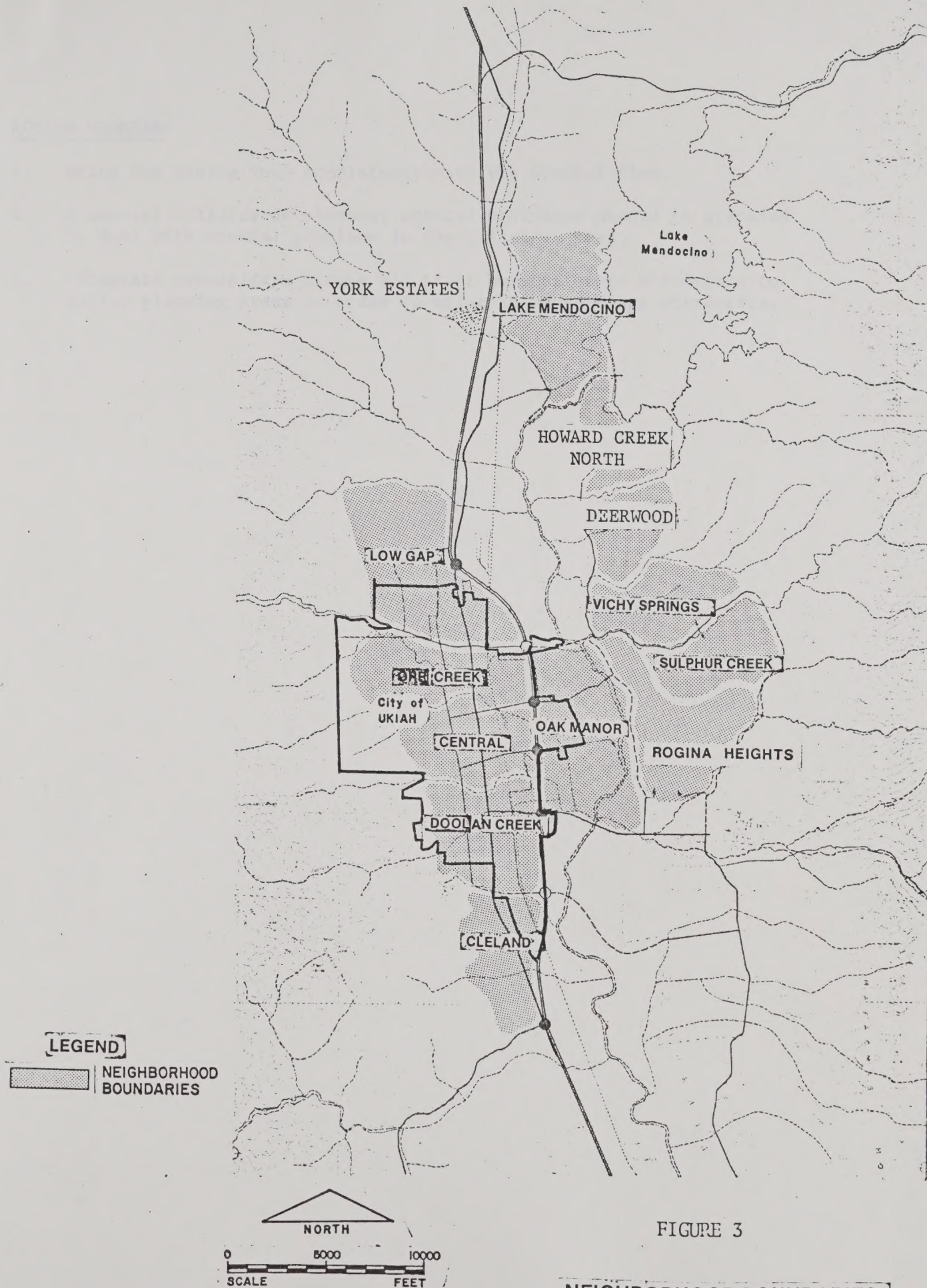


FIGURE 3

NEIGHBORHOOD BOUNDARIES

ACTION PROGRAM

1. Bring the Zoning into consistency with the General Plan.
2. A special hillside development control ordinance should be prepared to deal with special problems in the hillside areas.
3. Integrate census/data blocks and tract boundaries to correspond to valley planning areas in order to maintain appropriate statistics.



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ADDITIONAL INFORMATION

1. Bring the book into compliance with the current plan.
2. A special bill is being prepared which should be approved by the Board of Directors of the University.
3. The Board of Directors is now authorized to recommend to the Board of Regents the necessary action to be taken.